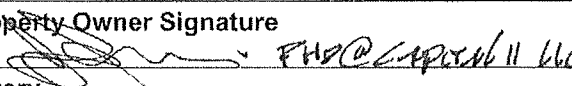
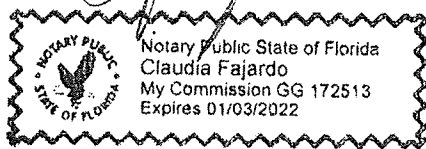


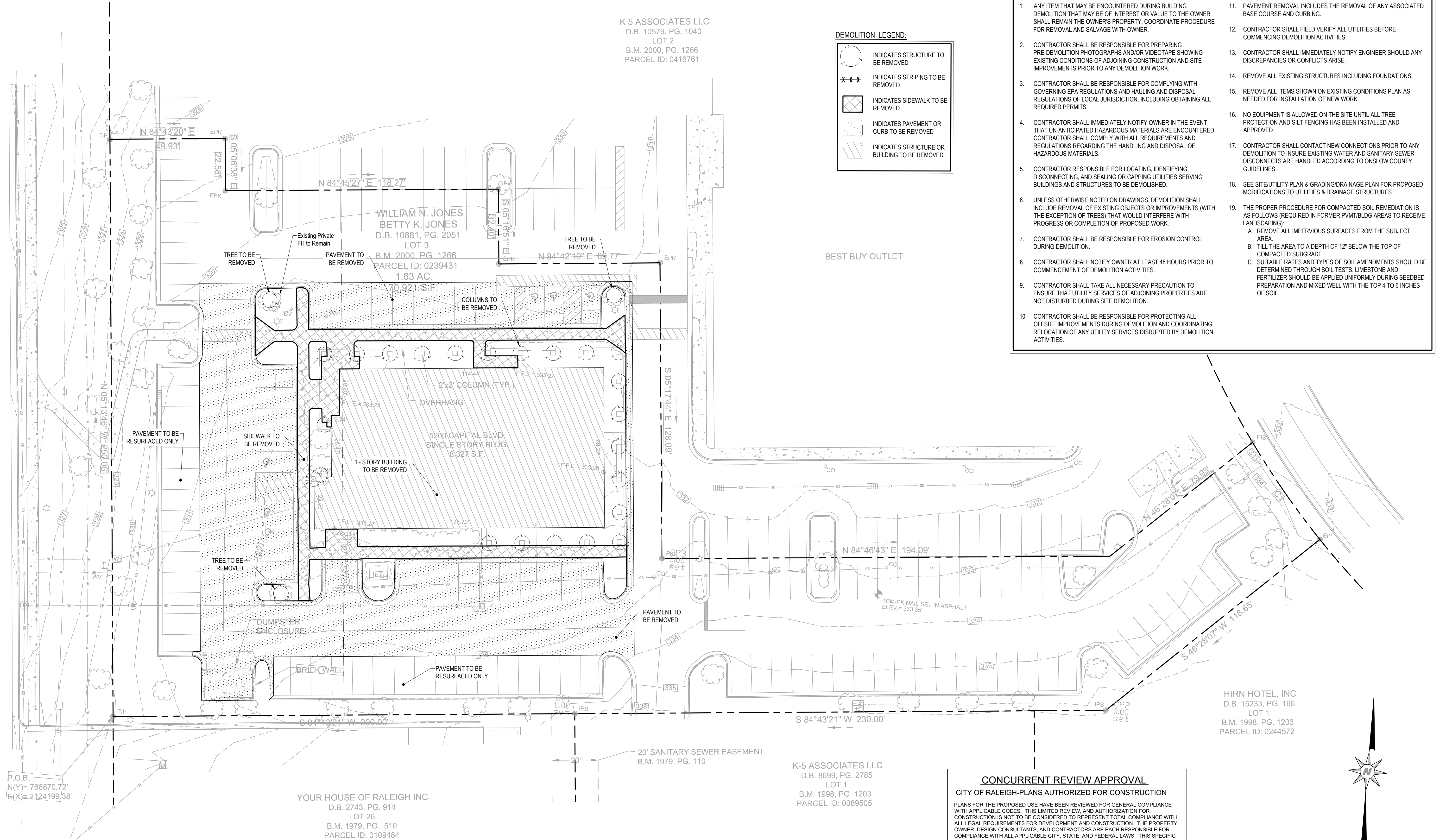
Administrative Alternates

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: Section 1.5.6 Provide an explanation of the alternate requested, along with an applicant's statement of the findings <u>We seek an alternate on the percentage of facade required to be located in the build-to zone.</u> Provide all associated case plan numbers including zoning and site plan:	Transaction Number

Property Address 5200 CAPITAL BLVD		Date 10/17/2018
Property PIN 1726464925	Current Zoning CX-3-PL	
Nearest Intersection SPRING FOREST RD AND CAPITAL BLVD		Property size (in acres) 1.63 AC
Property Owner PHD @ 5200 CAPITAL, LLC	Phone 561-600-8652	Mail 3930 Max Place, Boynton Beach, FL
	Email jeff@phdevelopers.com	
Project Contact Person Don Curry, PE	Phone 919-552-0849	Mail 205 South Fuquay Avenue, Fuquay
	Email don@curryeng.com	
Property Owner Signature 	Email jeff@phdevelopers.com	
Notary Sworn and subscribed before me this <u>17th</u> day of <u>October</u> , 20 <u>18</u>	Notary Signature and Seal 	

Z:\PROJECTS\2018\5200 CAPITAL BLVD - RALEIGH\ASSISTE\PLANS\DEMOLITION\PLAN.DWG
PLOTED: 10/16/2018 3:27 PM



CONCURRENT REVIEW APPROVAL
CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE, OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES _____

PUBLIC UTILITIES _____

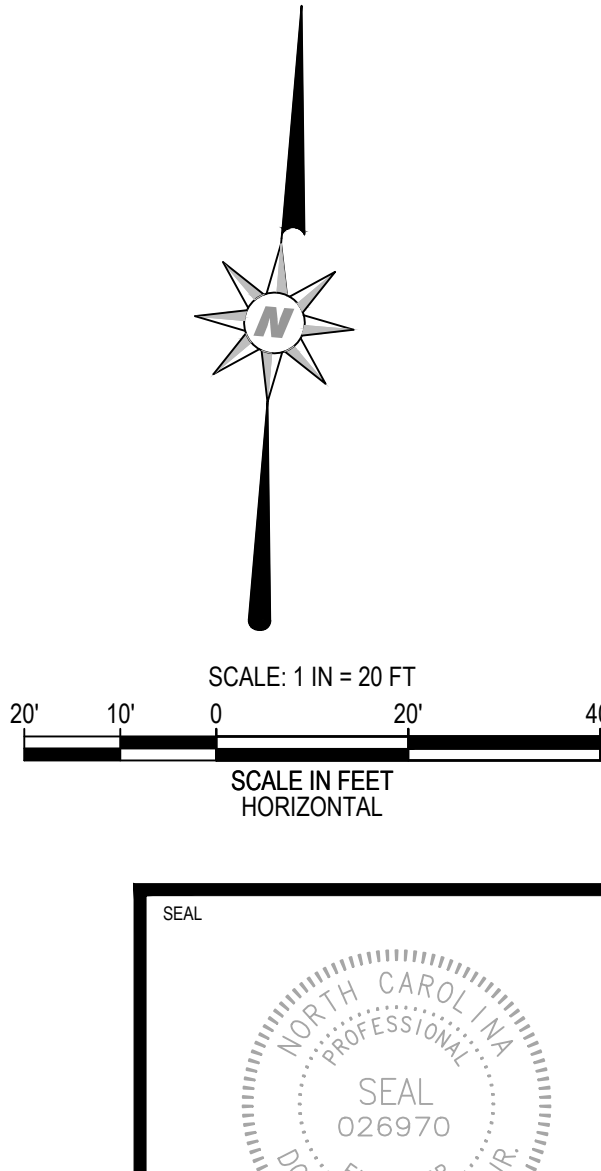
STORMWATER _____

PLANNING/ZONING _____

FIRE _____

URBAN FORESTRY _____

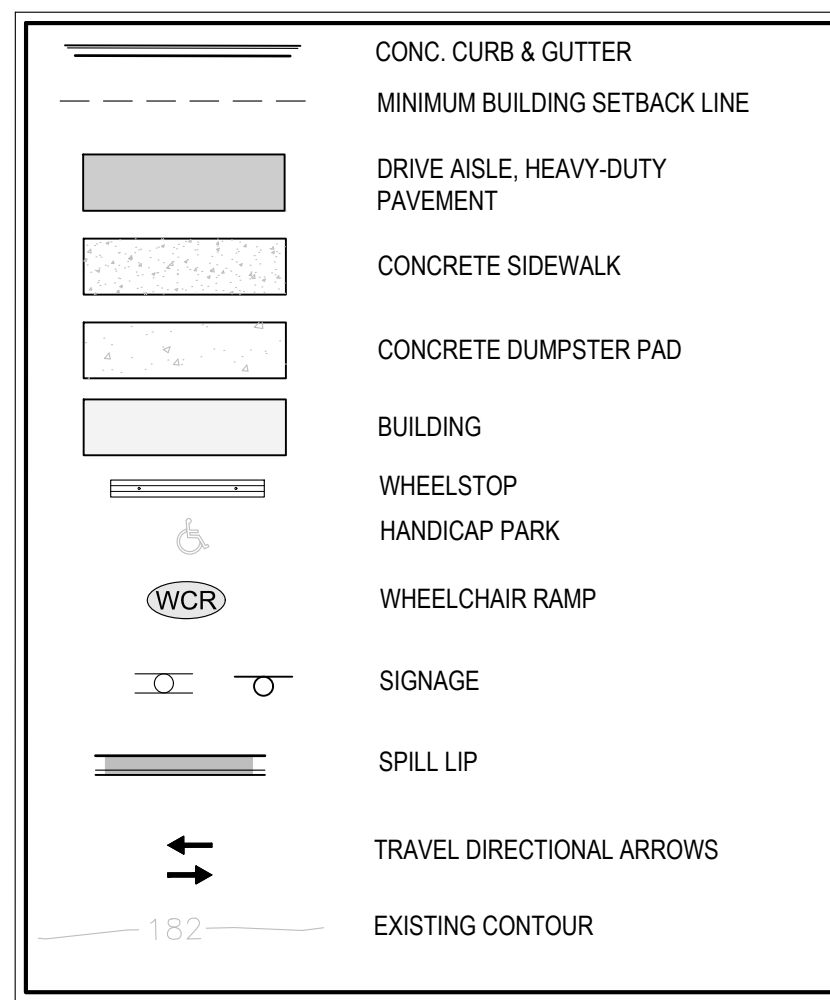
SITE ACCESSIBILITY _____



SKETCH PLAN TRANSACTION NUMBER: 520478
CONCURRENT TRANSACTION NUMBER: 555372

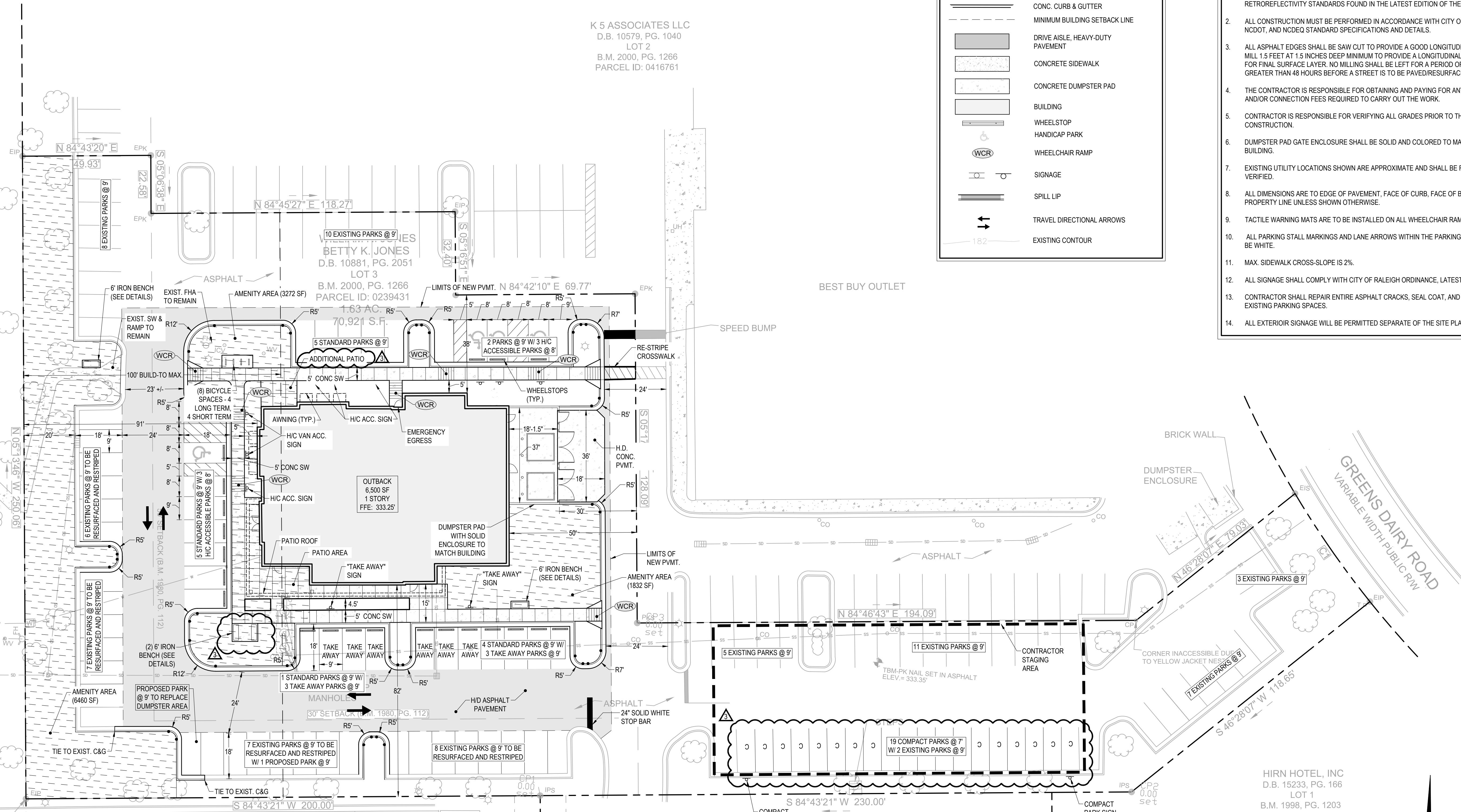
PHD - 5200 CAPITAL BLVD. - RALEIGH, NC
DEMOLITION PLAN

SITE LEGEND



SITE NOTES:

1. ALL SIGNS SHOULD USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
2. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARD SPECIFICATIONS AND DETAILS.
3. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED/RESURFACED.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
6. DUMPSTER PAD GATE ENCLOSURE SHALL BE SOLID AND COLORED TO MATCH THE BUILDING.
7. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
8. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. MAX. SIDEWALK CROSS-SLOPE IS 2%.
12. ALL SIGNAGE SHALL COMPLY WITH CITY OF RALEIGH ORDINANCE, LATEST EDITION.
13. CONTRACTOR SHALL REPAIR ENTIRE ASPHALT CRACKS, SEAL COAT, AND RE-STRIPE EXISTING PARKING SPACES.
14. ALL EXTERIOR SIGNAGE WILL BE PERMITTED SEPARATE OF THE SITE PLAN.



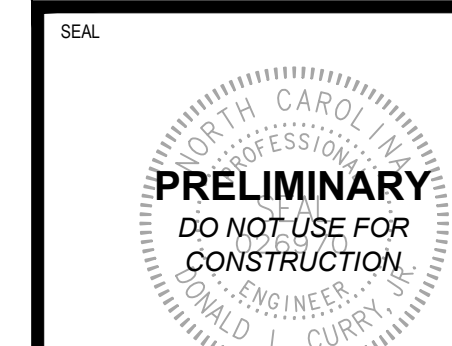
HIRN HOTEL, INC
D.B. 15233, PG. 166
LOT 1
B.M. 1998, PG. 1203
PARCEL ID: 0244572



SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL



CONCURRENT REVIEW APPROVAL

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TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

STORMWATER

PLANNING/ZONING

FIRE _____


URBAN FORESTRY

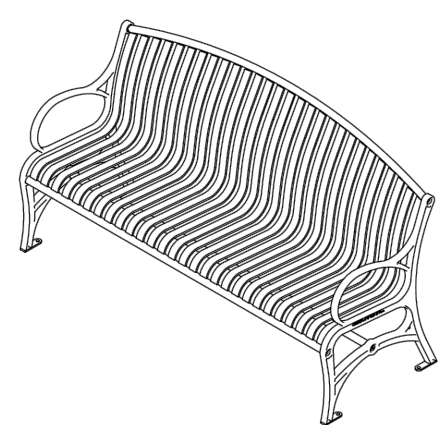
SITE ACCESSIBILITY

SKETCH PLAN TRANSACTION NUMBER: 520478


CONCURRENT TRANSACTION NUMBER: 555372

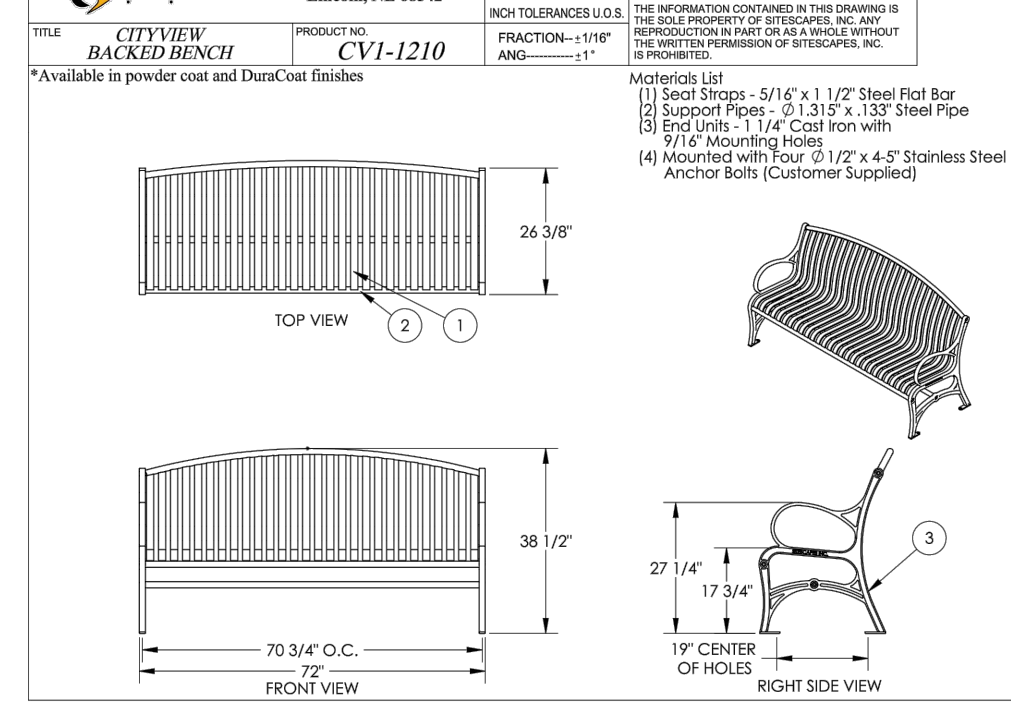


 SiteScapes P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
	NCH TOLERANCES U.S. FRACTION = 1/16" ANG = ±1°	
TITLE CITYVIEW BACKED BENCH	PRODUCT NO. CVI-1210	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITE SCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITE SCAPES, INC. IS PROHIBITED.



1
C-03 6' IRON BENCH DETAIL
SCALE: N.T.S

	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 WEBSITE: www.sitescapesonline.com FX: 402/421-9479 E-MAIL: info@sitescapesonline.com
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20' SANITARY SEWER EASEMENT
B.M. 1979, PG. 110

K-5 ASSOCIATES LLC
D.B. 8699, PG. 2785
LOT 1
B.M. 1998, PG. 1203
PARCEL ID: 0089505

27/06/2018 10:55:00 AM 2018-06-27 10:55:00 AM 5200 CAPITAL BLVD - RALEIGH PLANSHEET FILES\A1 ARCHITECTURE PLANNING
PLOT002 10/02/2018 3:28 PM

Elevations

OUTBACK



Front



Left

Elevations

OUTBACK



Rear

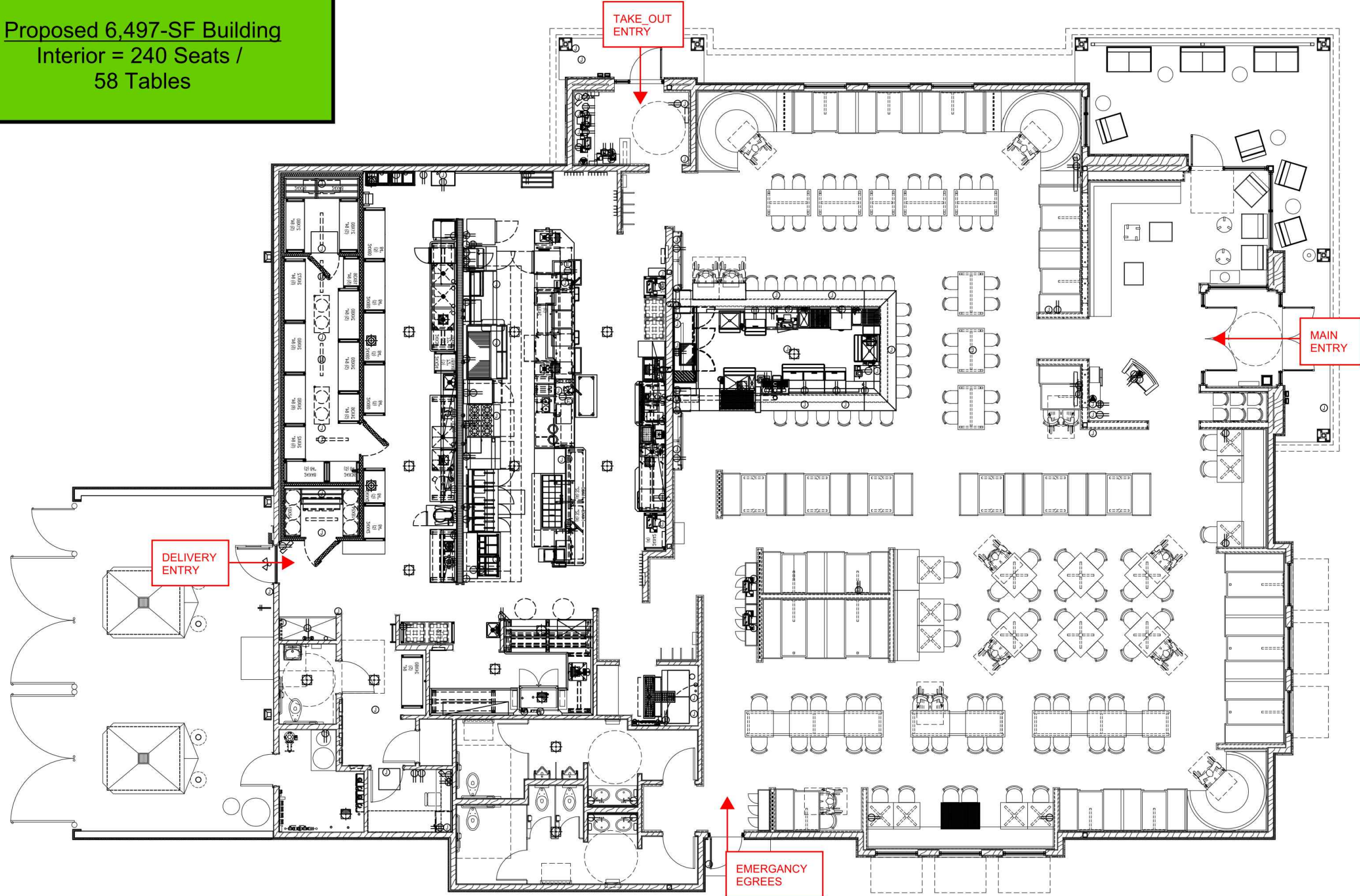


Right

Plan

OUTBACK

Proposed 6,497-SF Building
Interior = 240 Seats /
58 Tables



CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION

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TRANSPORTATION FIELD SERVICES _____

PUBLIC UTILITIES _____

STORMWATER _____

PLANNING/ZONING _____

FIRE _____

URBAN FORESTRY _____

SITE ACCESSIBILITY _____

SKETCH PLAN TRANSACTION NUMBER: 520478

CONCURRENT TRANSACTION NUMBER: 555372

PROFESSIONAL ENGINEER SEAL NOT
AFFIXED TO SHEET AS ENGINEER DOES
NOT CERTIFY INFORMATION PROVIDED
BY OTHERS

PHD - 5200 CAPITAL BLVD. - RALEIGH, NC

ARCHITECTURE PLAN

T (919) 552-0490
F (919) 552-2693
205 S. Equity Avenue
Fayetteville, NC 27506

SEAL

Curry
ENGINEERING

A-01

REVISIONS			
1	07/11/2018	COMMENT RESPONSE #1	
2	08/23/2018	COMMENT RESPONSE #2	
3	10/17/2018	APPROPRIATE COMMISSION REVIEW	
DATE: MAY 2018		HORZ SCALE: N.T.S.	ORIG. SHEET SIZE: 24" x 36"
FILE NO. 2017062			

CAPITAL BOULEVARD
(U.S. HIGHWAY 1)
203' PUBLIC RW

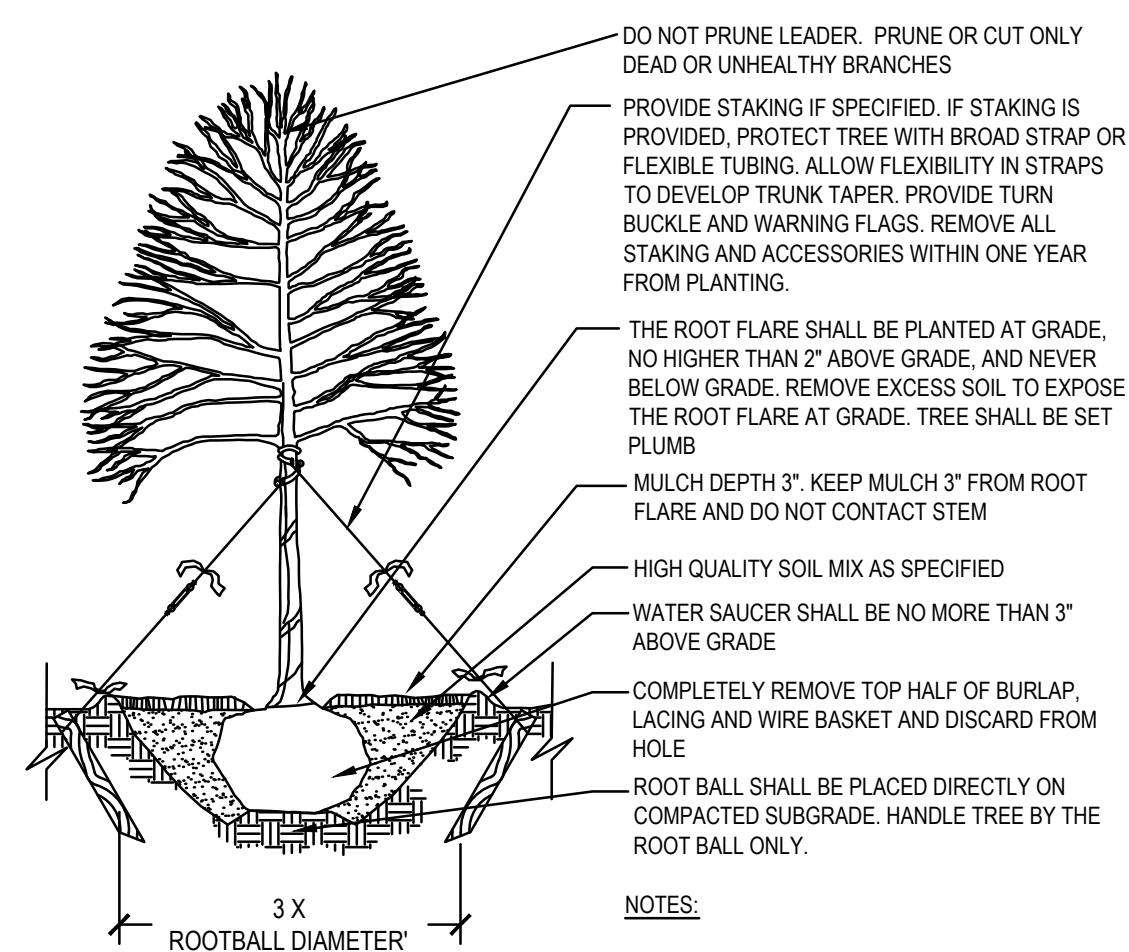
K 5 ASSOCIATES LLC
D.B. 10579, PG. 1040
LOT 2
B.M. 2000, PG. 1266
PARCEL ID: 0416761

LANDSCAPE CALCULATIONS

7.1.7.F.2 TREE COVERAGE
MINIMUM OF 1 SHADE TREE PER 2,000 SF OF
VEHICULAR USE AREA
REQUIRED: 37,398 SF / 2,000SF = 19 SHADE TREES
PROVIDED: 31 SHADE TREES (23 EXISTING + 8
PROPOSED)

7.2.4.B STREET PROTECTIVE YARD
TYPE C3: 10' WIDTH MINIMUM; 30 SHRUBS PER 100 LF
CAPITAL BLVD: 250.06 LF
REQUIRED: 75 SHRUBS
PROVIDED: EXISTING CONTINUOUS EVERGREEN
HEDGE

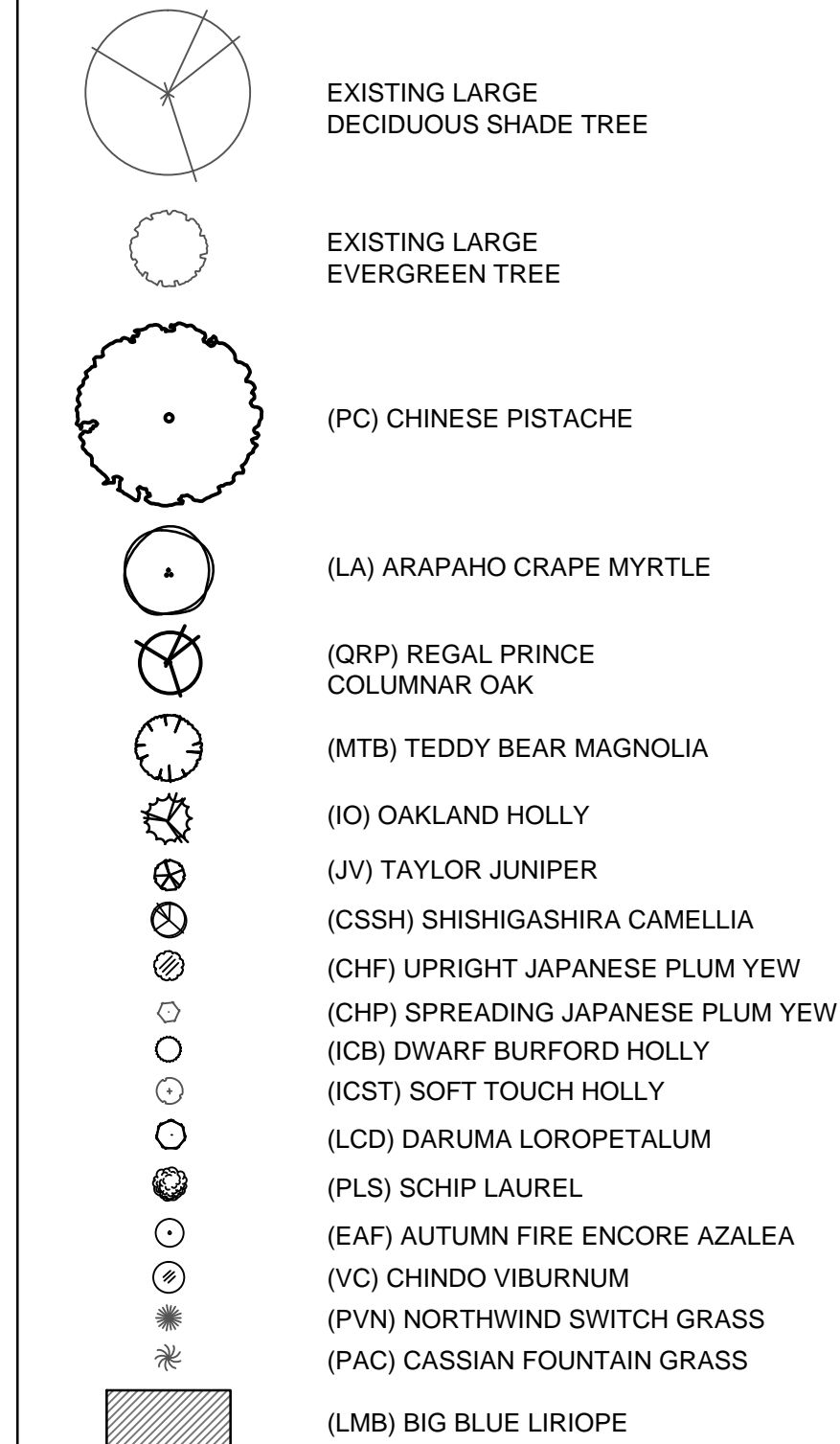
GREENS DAIRY RD: 51.15 LF
REQUIRED: 16 SHRUBS
PROVIDED: 16 EVERGREEN SHRUBS



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1 CITY OF RALEIGH STANDARD
TREE PLANTING DETAIL - PRCR-03
SCALE: NTS

LANDSCAPE LEGEND



CONCURRENT REVIEW APPROVAL CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION

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TRANSPORTATION FIELD SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING/ZONING _____
FIRE _____
URBAN FORESTRY _____
SITE ACCESSIBILITY _____

SKETCH PLAN TRANSACTION NUMBER: 520478

CONCURRENT TRANSACTION NUMBER: 555372

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

PLANT SCHEDULE						
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
TREES						
SET	SUPP	1	IO	Ilex x 'Oakland'	Oakland Holly	5' ht
SET	SUPP	3	JV	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8' ht
SDT	SUPP	5	LA	Lagerstroemia indica x 'Aurora'	Arapaho Crape Myrtle	6' ht
SET	SUPP	5	MTB	Magnolia grandiflora 'Southern Charm'	Teddy Bear Southern Magnolia	6' ht
LDT	VUA	8	PC	Pistacia chinensis	Chinese Pistache	3' cal; 10' ht MIN
LDT	SUPP	3	ORP	Quercus x 'Warei' 'Long'	Regal Prince Columnar Oak	3' cal; 10' ht
SHRUBS						
ES	SUPP	2	CSSH	Camellia sasanqua 'Shishigashira'	Shishigashira Camellia	7 gallon
ES	SUPP	7	CHF	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	7 gallon
ES	SUPP	21	CHP	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	3 gallon
ES	SPY	16	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18" ht MIN
ES	SUPP	55	ICST	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon
ES	SUPP	22	LCD	Loropetalum chinensis v.r. 'Daruma'	Daruma Loropetalum	3 gallon
ES	SUPP	10	PLS	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	7 gallon
ES	SUPP	22	EAF	Rhododendron 'Robles' 'PPAF'	Autumn Fire Encore Azalea	3 gallon
ES	SCREEN	12	VC	Viburnum awabuki 'Chindo'	Chindo Viburnum	36" ht MIN
GRASSES						
DS	SUPP	14	PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	3 gallon
DS	SUPP	79	PAC	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	3 gallon
GROUND COVER						
EGC	SUPP	133	LMB	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pot

TYPE/USE LEGEND

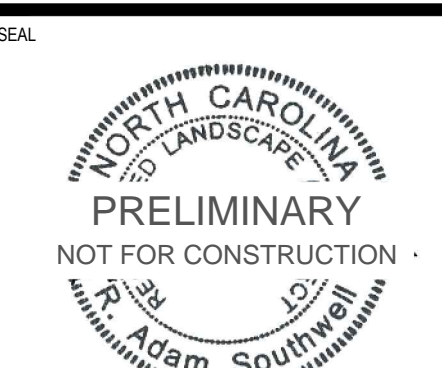
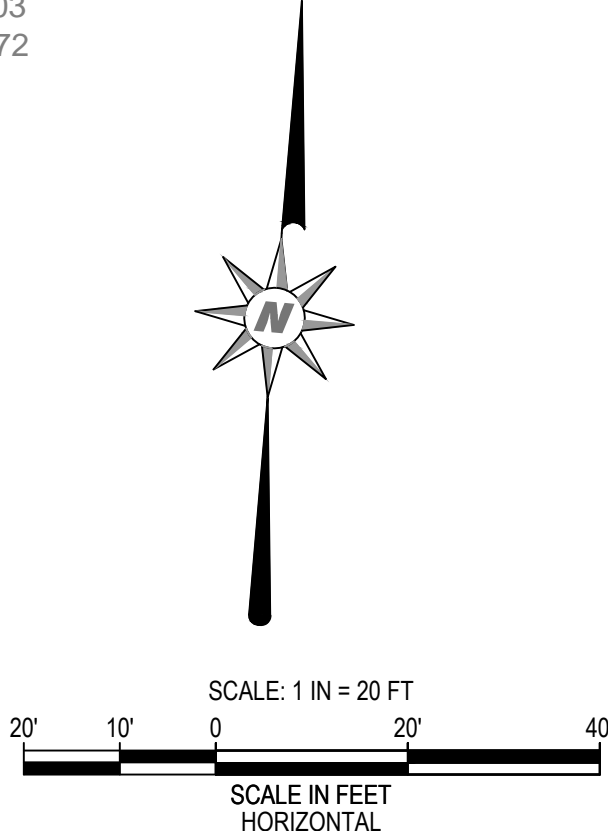
Plant Type: LDT = Large Deciduous Tree; SDT = Small Deciduous Tree, SET = Small Evergreen Tree; ES = Evergreen Shrub; DS = Deciduous Shrub; EGC = Evergreen Groundcover
Plant Use: VUA = Vehicular Use Area; SPY = Street Protective Yard; SCREEN = Mechanical Screen; SUPP = Supplemental
*Supplemental plantings are provided above and beyond UDO landscape requirements

K-5 ASSOCIATES LLC
D.B. 8699, PG. 2785
LOT 1
B.M. 1998, PG. 1203
PARCEL ID: 0089505

LANDSCAPE NOTES:

- NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAD BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL. THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS. (STREET DESIGN MANUAL 6.12.3).
- PRIOR TO CONSTRUCTION TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
- TREES & SHRUBS CANNOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE. TREES MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
- NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPE.

HIRN HOTEL, INC
D.B. 15233, PG. 166
LOT 1
B.M. 1998, PG. 1203
PARCEL ID: 0244572



NOT FOR CONSTRUCTION